



## 5302 50 Avenue Athabasca Alberta

\$749,900

Prime location close to the downtown core with high visibility on Highway 2. Over 6,000 sq ft of flexible space, this structure was developed to accommodate any type of business. Whether you require maximum open space for large projects, warehouse storage, studio style or separated office space, this building can deliver. Already separated into 3 units, if you require more space the upper and lower units could easily be combined for separate work and office space. Unit A - 2128 sq ft, is already occupied by an established long term tenant, providing stable income. Unit B - 1870 sq ft, ground level, has a finished front office space, back work area is mainly open with kitchen, 2 private bathrooms and utility. Unit C - 1967 sq ft, upper level, is a wide open, versatile space with a wall of windows facing the Athabasca River, creating a pleasant environment full of natural light. Private bathroom and utility. Could easily be sectioned into closed stations for privacy. With the prime highway frontage, the second level has an advantage of reduced road noise, and private balcony that's only accessible from inside the unit. Large overhead doors on the ground level units provide easy access for vehicles or deliveries, or if not required still offer tons of natural light. Units A and C have central air conditioning. Raise the bar, this exceptional building will attract clients, and keep them wanting to come back. Seller is motivated and will consider trades for land or residential real estate. (id:6769)

Listing Presented By:



Originally Listed by:  
3% Realty Progress

The RE/MAX Elite logo, featuring the 'RE/MAX' text in a bold, sans-serif font, with 'Elite' in a smaller, italicized font, and a small red and blue icon to the left.

### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000  
Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.